152.0	0007	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	747,600 /	747,600
					USE VALUE:	747,600 /	747,600
					ASSESSED:	747,600 /	747,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RIGAZIO RICHARD & MARY V
Owner 2:	
Owner 3:	
Street 1:	25 HAWTHORNE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,206 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1594 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6206.000	262,700		484,900	747,600
Total Card	0.142	262,700		484,900	747,600
Total Parcel	0.142	262,700		484,900	747,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 469.01 | /Parcel: 469.0

Legal Description

User Acct 100919

GIS Ref

GIS Ref

Insp Date 05/01/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 152.0-0007-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	262,700	0	6,206.	484,900	747,600	747,600	Year End Roll	12/18/2019
2019	101	FV	212,400	0	6,206.	454,600	667,000	667,000	Year End Roll	1/3/2019
2018	101	FV	219,400	0	6,206.	375,800	595,200	595,200	Year End Roll	12/20/2017
2017	101	FV	219,400	0	6,206.	345,500	564,900	564,900	Year End Roll	1/3/2017
2016	101	FV	219,400	0	6,206.	315,200	534,600	534,600	Year End	1/4/2016
2015	101	FV	207,200	0	6,206.	309,200	516,400	516,400	Year End Roll	12/11/2014
2014	101	FV	207,200	0	6,206.	287,300	494,500	494,500	Year End Roll	12/16/2013
2013	101	FV	207,200	0	6,206.	273,400	480,600	480,600		12/13/2012

!11930!

PRINT

Date	Time
12/11/20	02:03:28

LAST REV

Date	Time
06/11/18	14:22:14

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11930

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10405-80		11/18/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/1998	368	Manual	4,400					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2018	Meas/Inspect	BS	Barbara S
10/31/2008	Meas/Inspect	163	PATRIOT
1/14/2000	Inspected	264	PATRIOT
11/19/1999	Measured	270	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	100919
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6206		Sq. Ft.	Site		0	80.	0.98	9									484,942						484,900	

Total AC/HA: 0.14247 | Total SF/SM: 6206 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 484,942 | Spl Credit | Total: 484,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98402047
Adj $ / SQ:	166.053
Other Features:	80300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	380703
Depreciation:	118018
Depreciated Total:	262685

COMMENTS

OF=SINK IN BMT WALK UP ATTIC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3			Baths: 1			HB 1		

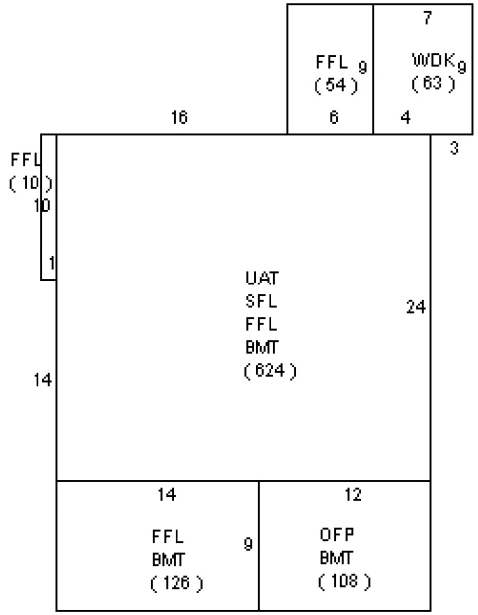
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1980
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	166.05
Special Features:	0	Val/Su Net:	100.15
Final Total:	262700	Val/Su SzAd	182.68

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	858	49.820	42,742
FFL	First Floor	814	166.050	135,168
SFL	Second Floor	624	166.050	103,617
UAT	Upper Attic	156	92.990	14,506
OFP	Open Porch	108	31.270	3,377
WDK	Deck	63	15.740	992

Net Sketched Area:	2,623			Total:	300,402
Size Ad	1438	Gross Are	3091	FinArea	1594

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0007-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: